Money on

Bond and Mort-

gage at Lowest

Rates & Least Expense.

Drug House Gets 88 Fulton Street as a Site for a New Structure-Sale of the Lenox Presbyterian Church-The Lawyers' Title Ins. Co. Plans to Build.

The sale of the old Morgan Iron Works, on the East Side, held yesterday by D. Phoenix Ingraham for the John Roach estate, was the most important auction event which has taken place in a long time. The competition elicited and the prices obtained furnished fresh proof of the active demand for well located tenement property. The offering advertised consisted of

sixty-nine lots. Only twenty-four of these were put up, the rest having previously been sold at private contract or leased for a long term of years.

Announcement was also made that the Charles 1. Barney syndicate has decided to restrict to private dwellings, for a term of twenty-five years to thirty, the Ottendorfer and Donelly properties, comprising, with other holdings, about 600 lots between Amsterdam avenue and Twelfth avenue, from 133d to 137th street.

The land will soon be accesible from the subway station at 135th street. The syndicate, however, has decided to delay the resale of the property beyond the present season. It is now laying out its holdings nearest the 135th street station.

John H. Deane has sold the lot. 25x100. on the north side of 146th street 100 feet west of Eighth avenue, for Mrs. Mabel S. Agassiz to Jacob Rosberg.

Pease & Elliman have sold No. 927 Park avenue, a five story apartment house on lot 25x100, for Eastman Johnson.

Abraham Stern has leased the six story

building at the northeast corner of Warren and Greenwich streets to Wells, Fargo & and Greenwich streets to wells, Fargo & Co., for twenty-one years at \$12,000 a year.

The Broadway Reliance healty Company has resold to the Green-Baer Syndicate the block front on Macomb's Dam lane, 159x10xi.wegular, about seven lots, at the southeast corner of 151st street. This is part of the Watt block purchased by the company last week.

company last week.

William Richtberg has sold for the New Amsterdam Realty Company No. 778 Ninth avenue, a five story flat on lot 25x80, to a client for investment. Hall J. How & Co. have sold for Sauer, Gross & Herbener the lot, 75x100, on the west

side of Amsterdam avenue 25 feet south of 166th street, to Donald Robertson, who will erect two six story houses with stores.

L. J. Phillips & Co. have sold No. 42 West Seventieth street, a four story dwelling, on lot 23x100, for Mayer H. Lehman.

M. Cohn & Co. have sold for Henry Hen-schel to Lowenfeld & Prager the north-west corner of Forsyth and Hester streets, west corner of Forsyth and Hester old buildings, on plot 50x60.

James A. Campbell has bought from Gutwillig Bros. No. 88 Fulton street, a three story building, on plot 25.5x62; and No. 88 Ann street, abutting, a three story building, on plot 25.11x58.7. Mr. Campbell gives in exchange four three story houses at the

ing, on piot 25.11308.7. Mr. campoeii gives in exchange four three story houses at the northeast corner of Macison avenue and 123d street. The Fulton street property has been resold to a drug house, which will spect a seven story building.

Whitehouse & Porter have sold for the Municipal Registr Corporation Nos. 147 and

Municipal Realty Corporation Nos. 147 and 149 West Forty-ninth street, 42.8x100.5, and Nos. 148 to 152 West Fiftieth street, 50x100.5 the two prarcels abutting in the

Collins & Collins have sold for Rosa Her-og No. 49 East Sixty-fifth street, a four story and basement dwelling, on lot 17x100.5.

Max Marx has sold for Thomas Alexander to Frederick Grasmuck the plot, 200x100x100x25x100x135, at the southeast corner Sherman avenue and Emerson

The New York Presbytery has sold the Lenox Presbyterian Church property, at Nos. 308 and 310 West 139th street, on plot \$2.6x99.11, between Eighth and Edgecombe avenues, for \$40,000. A new church will be built at St. Nicholas avenue and 141st

Joseph Roberts has sold for Mrs. Josephine Schmidt and Ashbel P. Fitch the plot, 50x100.11, on the south side of 109th street, & Herman, owner of adjoining property.

Joseph Roberts has also sold for Amelia.

Carry Nos. 122 and 124 East 117th street,
45x100.11, to Lowenfeld & Prager, who have

resold to a Mr. Freedman.

Leopold Yesky has sold to Emil Adler the five story flat on plot 25.11x100 at the northwest corner of Fifth avenue and 117th

May No. 2155 Fifth avenue, a five story flat, on lot 25x100.
William Rosenweig and Bernhard Klingenstein have bought No. 38 Hnmilton street, a five story tenement, on lot 27x103.

Charles Laue is the owner of record.

Harris Sokolski & Son have sold for a client No. 225 East 105th street, a six story tenement, with stores, on lot 25x100.11.

Simon Lefkowitz took title to the property last month.

Abraham Bachrach has sold No. 506 East Fourteenth street, a five story tenement, on lot 25x103.3.

on lot 25x103.3.

Mandelbaum & Lewine have sold Nos. 229 and 231 Madison street, two five story tenements, on plot 50x100, for about \$82,000.

D. H. Scully has sold for Thomas J. Lock for improvement No. 53 East 130th street, a brick and frame building, on lot 18.9x99.11.

Matthew F. Mulvihill has sold for Benjamin Fox and another to Paul Posnansky and Jacob Goldwasser No. 361 East Third and Jacob Goldwasser No. 361 East Third and Jacob Goldwasser No. 361 East Third street, a three story tenement on lot 20x

Goodman & Simon have bought for improvement Nos. 37 and 39 Avenue B, northeast corner of Third street, two four story tenements on plot 48797. tenements on plot 48x97.

Isidore M. Levy has sold for a client to

Frank Starkman No. 1512 Brook avenue, a four story flat on lot 25x100.

A. Shatzkin has sold to Yachnowitz & Rosen the plot, 50x95, on Briggs avenue, east of White Plains avenue, and the plot, 50x114, on 216th street, 355 feet east of Fourth

A. Shatzkin has also sold to Brun Lample the northwest corner of Maple avenue and Logan street, 50x100.

John I. Kane is the buyer of No. 610 Fifth avenue, northwest corner of Forty-ninth street, the sale of which by Cornelius Vanderbilt was reported recently.

Charles Galewski is the buyer of No. 166 West 120th street, sold by Alice Nones, and Max Weil the buyer of No. 303 West

Cohen & Glauber have bought No. 1682 Park avenue, a five story double flat on lot 25x90. Well & Mayer have sold Nos. 119, 121 and 123 West 133d street, three five story flats

on plot 75x99.11. Charles M. Rosenthal has sold to Joseph Hirsch the dwelling at 140 West 118th street,

The five story office building owned by the Lawyers' Title Insurance Company, at Nos. 44% to 46 Maiden lane, with an annex extending through the block to Nos. 37 and 39 Liberty street, is to be remodelled. Seven stories are to be added to the annex, making a greater thisteen story. making a modern thirteen story office building, 24.2½ feet front and 128 feet deep. It will have a façade of ornamental stone with a peaked mansard cupola. The improvement is to cost \$30,000.

To-day's Auction Sales.

(At 181 Broadway, 12 o'clock.) BY JOHN N. GOLDING. BT JOHN N. GOLDING.

Dirteenth street, Nos. 118 and 118, south side, feet west of Sixth avenue, 50x103.3, four and story buildings; Fourteenth street, No. 228 in side, 500 feet west of Seventh avenue, 25x 3, four story dwelling; Thirteenth street, No. 238, four story dwelling; Thirteenth street, No. 10x103.3, three-story brick dwelling; Thirteenth street, No. 241, north side, 516.4 feet west of Seventh avenue, 10x103.3, four story brick dwelling; Thenth street, No. 341, north side, 239 feet east labth avenue, 29x103.3, four story brick dwelling; Fifteenth street, No. 234, south side, 337.11 cast of Eighth avenue, 17x103.3, three story is dwelling; Fifteenth street, No. 238, south side, 9 feet east of Eighth avenue, 18x103.3, three y brick dwelling; Fifteenth street, No. 238, three story brick dwelling; Fifteenth street, No. 238, three story brick dwelling; Fifteenth street, 240, south side, 283, feet east of Eighth avenue, 1824, south side, 285, feet east of Eighth avenue, 124, south side, 285, feet east of Fighth avenue, 18103.3, three story brick dwelling; Fifteenth street, No. 337 to 331, north side, 425 feet east of etc.

Ninth avenue, 75x156.6x100.5x irregular, two and three story buildings; Hudson street, Nos. 259 and 241, west side, 180.1 feet north of Watte street, running through to No. 10 Renwick street, 25x150.1. two and three story buildings; esceutors' sale, estate of Mary F. T. Norwood, deceased.

BY PARISH, FISHER, MOONEY & CO.
Twenty eighth street, No. 38, south side, 250
feet east of Sixth avenue, 25,98,9, five-story stone
front building; P. H. Hart vs. V. M. Hart et al.;
Kellogg & B., attorneys; Randolph Hurry, referee;
partition. BY SAMUEL GOLDSTICKER.

BY SAMUEL GOLDSTICERS.

Fifth avenue, No. 2001. northeast corner of 124th street, 19.11x9, three story stone front dwelling:
A. Cutter vs. C. H. Townsend et al.; F. M. Tichenor. attorney; L. C. Ragener, referee; due on judgment. \$18,922.10; subject to taxes, &c., \$737.13.

St. Nicholas place, east side, at centre line of 152d street, 25x100; St. Nicholas place, east side, at centre line of 152d street, 25x100; St. Nicholas place, east side, 25 feet couth centre line of 153d street, 25x100; Edgecombe avenue, west side, at centre line of 152d street, 25x100; Ed, H. Faye et al., as executors, and another vs. E. O. Beale et al.; C. E. Miller, attorney; John Hunter, Jr., referrer; due on judgment, \$17,885; subject to taxes, &c., \$353.41;

Yesterday's Auction Sales.

BY D. PHOENIX INGRAHAM & CO. Ninth street south side 30 feet east of Avenue D, 168x93.11; brick and frame buildings; to Lowenfeld & Prager and Mandel

Eighth street, No. 328, south aide, 434 feet east of Avenue B. 21.9x97.6, six story brick tenement; Minerva Burnwell vs. Hyman Wynehouse et al.; N. . Sturges, attorney; O. N. Jacoby, referee; due on judgment, \$11.868.32; subject to taxes, dc., \$11.921.36; to William T Hooker.......

dec., \$11,921.36; to William T Hooker...... \$37.200

BY L. J. PHILLIPS CO.

121st street, No. 255, north side, 203.8 feet east of St. Nicholas avenue, 17x100.11; three story and basement dwelling; Jacob Knight and another as surviving trustees vs. E. F. Clark and another; J. C. Levi, attorney: S. H. Bevins, referee: due on judgment, \$0,650.45; subject to taxes, &c., \$410.20; to William H Kcogh... \$11,450

BY PHILIP A. SMITH.

Sixth street, No. 340, south side, 100 feet west of First avenue, 25xW, six story brick tenement, leasehold; Margaretha Diefethaler vs. Andreas Kroder et al.; G F Langhein, attorney; David Thompson, referee; partition; to Andreas Kroder, the defendant.

Harrison avenue, west side, 175.3 feet north of Morton place, 50.4x130.6x33.9x130.10, two story frame dwelling; Daniel Pritchard vs. E. A. Buchanan and another; Eustis & F., attorneys; J. M. Schenck, referee; due on judgment, \$5,89.51; subject to taxes, &c., \$965.93; to the plaintiff...

BY JOSEPH P. DAI. BY PHILIP A. SMYTH.

BY JOSEPH P. DAT.

Eagle avenue, cast side, 327.6 feet south of
Westchester avenue, 25x100; John Townsend vs. K. F. Allen, et al.; John Townsend, attorney; H. W. Bookstaver, referee; due on judgment, \$4,053.63; subject to taxes, &c., \$67.67; to the plaintiff. ject to taxes, &c., \$687.67; to the plaintiff... \$3,600
BY HERBERT A. SHERMAN.

107th street; No. 245, north side, \$52.6 feet
west of Amsterdam avenue, 22.6x100.11,
five story brick tenement; M. E. McNulty
vs. K. C. Mulholland et al.; Quaekenbush & W., attorneys; J. A. Walsh, referee; due on judgment, \$2.241.66; subject
to taxes, &c., \$314.11; sold subject to a
prior mortgage of \$20,000... Add. to Feb. 28,
105th street, No. 339, north side, 200 feet west
of First avenue, 25x100.9, two story brick
dwelling; A. C. Gibson, as surviving
executor vs. Julius Dahut, et al.; Town
send, D & L., attorneys; J. A. Walsh,
referee; due on judgment, \$7,480.19; subject to taxes, &c., \$655.............. Add. to Feb. 23

Real Estate Transfers.

DOWNTOWN. (South of Fourteenth 34.)

[The letters q c stand for quit claim deed: b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.]

East Broadway, 18, e s, 271.147.1433.1x71.7;

Louis Golde to David Cohen, 2-3 parts, mtge \$44.000 ... o c and

Front st, s w cor Roosevelt st, 32.11x64.4x
28.10x63.3; Samuel V Abek to Lillian M Abel. ... and Madison st, 129-31, n s, 30x100; James J Loonie to Issaac Helfer, mtge\$50,000. o c and

Same property; Isaac Helfer to Harry Wittenberg and ano, mtge\$60,000. o c and

12th st, 210 E, 20x106.6; Rebecca, Halms to Herman Siroita, mtge\$10,000. ... o c and

EAST SIDE.

35th st, n s, 150 w 1st av, 18,9x98,9; John L Sth st, n s, 150 w 1st av, 18,9x98,9; John L Brower and ano, exers and trustees, to Patrick Goss; q c. 57th st, s s, 110.2 e 5th av, 43x100.8x irreg; William H. Bolton to Lewis C Ledyard,

(Manhattan Island, north of 110th st.) Manhattan Island, north of 110th st.)

Lenox av, 401-03, w s, 48.10x90; David Cohen to Max Levin, mtge 27,000...

Lexington av, n w cor 111th st, 100.11x42x irreg; Isabel H Cromble to Charles H Shulman and ano, mtge \$25,000... o c and 112th st, n s, 96 e 5th av, 27x100.11; Ellas A Cohen to Golde & Cohen, a corporation, mtge \$19.000... o c and 18dd st, n s, 135 w 5th av, 50x99.11; William Daly to William Keenan, mtgs \$34.000.... 133d st, 54 W, 16x99.11; Jacob Spero to Margaret Bean, et al, ½ part of right, title and interest.

134th st, 17 W, 17.10x99.11; William S Patten to Arthur W Clinton, mtge \$39,000... c and 187th st, 51-53 W, 50x99.11; Nathen Applebaum to Meyer Barber, mtge \$39,000 o c and 187th st, 51-53 W, 50x99.11; Nathen Applebaum to Meyer Barber, mtge \$39,000 o c and 187th st, 51-55 W 50x99.11; Osigh 10x99.11; Daniel Robert to John G Moore, mtge \$15,522... o c and 173d st, s s, 83 w Audubon av, 17x50; Anna E Barnes to Lucretta L Barnes.

(Borough o: The Rroms.)

E Barnes to Lucretta L Barnes.

REONX.
(*Borough* of The Bront.*)

lat av. n. s., tota 119, 120 and 121, map Jerome.
107x86.6x107x66i: Joseph Cirringlone to
John M Farley.

lat av. n. s. being lots 294, 259 and 223, map
Wakefield, 390x114; Stephen Jenkins to
Clara J Adams et al
2d av. s. s. being e ½ lot 293, map Wakefield, 390x114; Stephen Jenkins to
Clara J Adams et al
2d av. s. s. being e ½ lot 293, map Wakefield, 50x114; Sarah M Gowen et al to
Eva F Jenkins.

4th av. n. s. being lot 193, map partition
sale, part Hyatt Farm; Mary A McCormick to James F Doyle, mige 35,000.

Brook av. 1508, es. 25x160.10; Melwina Greenberg to Isidor Greenberg
Forest av. e. s. 381 s 185th st. 37.9x135; Robert E Lavelle to Ernst Perrina, mige
\$13,000.

Kingsbridge rd, e s. 50.4 s 184th st. 25.2x
92.9x25x90.3; Joseph M Schenck, ref, to
Theodore Satler.

Main st. n. w cor Southerly st. 50x100, City
Island: Ronald K Brown and ano, excrs
and trustees, to John Walsh, excr and
trustee, q c. s. 505.6 n Pilot av. 100x— to
ligh water mark, City Island; Alfred L
Horton to George W Horton all title,
main st. e s. 965.6 n Pilot av. 100x— to
high water mark, City Island; William H
Price to John M Stewart, all title, q c.

Same property; George W Horton to Alfred
L Horton, all title
Main st, e s. 965.6 n Pilot av. 100x— to
high water mark, City Island; William H
Price to John M Stewart, all title, q c.

Same property; George W Horton to Alfred
L Horton, all title
Main st, e s. 965.6 n Pilot av. 100x— to
high water mark. City Island; William H
Price to John M Stewart, all title, q c.

Same property; George W Horton to Alfred
L Horton, all title
Main st, e s. 965.6 n Pilot av. 100x— to
high water mark. City Island; William H
Price to John M Stewart, all title, q c.

Same property; George W Horton to Alfred
L Horton, all title
Main st, e s. adjoining land of John
Rasberry, runs s w 187x s 25x n e 187x
n w 25; Hugh A McCaffrey to Shepard
Rersey . e s. 22 n 176th st. 6x100; Edward
S Long to Bella L
Burgoyne, one-half part, mige 34,500.
1

st av. 148, se cor 9th st; Martin King to Louis Daum, 3 yrs.
Cliff st, 32; E O Meyer to Dickerson, Van
Dusen & Co, 5 yrs...
Brook av, s w cor 138th st; Mela Rohden
herg, exer, to Bernhard & Kurtze, 8 yrs.
Prince st, 5; Salvatore Di Matteo to Enrico
V Pescia, 13-12 yrs.
14th st, 638-42 E; Louis Haims to Santo Mar-1.200

Title Insurance Costs Nothing

The expense is no greater (probably less) to have the title to vour Real Estate purchase examined and guaranteed by the Zitle Guarantee & Trust Co. than to have it examined and not guaranteed by a reputable lawyer. You will certainly do one or the

other. Which shall it be? Half rates (to the amount of the previous policy) on property the title to which has been guaranteed previously.

TITLE GUARANTEE AND TRUST COMPANY CAPITAL AND \$8,500,000

146 Broadway, New York. 175 Remsen Street, Brooklyn. Manuf're Branch, 198 Montague St., B'klyn.

Recorded Mortgages.

DOWNTOWN.
(South of Fourteenth st.) (Where no interest is stated read 5 per cent.)

East Broadway, 18, n e cor Catharine at David Cohen to Louis Golde, due Jane 1, 1905, 6 per cent.

Forsyth st. 62, also Forsyth st. e s, 25.1 n Hester st. Pincus Ronginsky to Hengy Meyer, due May 1, 1914, 5 per cent.

Laight st. ns. 62.6 w Washingtoff st Bernard J Keating to the Irving Savinga Institution. 8 yrs. 44 per cent

Madison st. 131 Isaac Helfer to James J Loonle, prior mtge \$25,000, 5 yrs, 5½ per cent. Loonle, prior mige \$25,000, 5 yrs, 512 per cent...

Madison st, 120; same to John A McCarthy, prior mige, \$25,000, 5 yrs, 512 per cent...

Rivington st, s w.cor Mangin st Abraham Rothstein and ano to Edward T Engel. due Sept 17, 1904, 6 per cent...

12th st, s s, 414.6 w 2d av, Rebecca Halms to the Metropolitan Savings Bank, 3 yrs, 412 per cent...

BAST SIDE.

22d st, 328 W; Louisa Wragge to The Bowery cent.

35th st, 447 W; Thomas O'Shea to Title Guarantee and Trust Co, 3 yrs, 4½ per cent.

77th st, s, 200 e Amsterdam av; also 77th st, s, 290 e Amsterdam av; also 77th st, s s, 290 e Amsterdam av; Anna T Helse to Eagle Insurance Co of London, England; all title: due March 12, 1900, 6 per cent. land; all title; due Marca 12, 1000, 8 per cent.

10ist st, 188 W. Levy Minsky to Julia C. Bloss, prior mtge \$18,300, 4 yrs, 8 per cent.

10ist st, 312 W. Milton W Curry to Title Guarantee and Trust Co, 3 yrs, 412 per cent.

10id st, 314 W. Arthur W Saimders to The Title Insurance Co, 1 yr, 432 per cent.

Lenex av, n w cor 112th st; Isaac M Berin-stein to American Mortgage Co, 1 yr...... Lenox av, w s, 101.5 n 112th st; same to same,

Sth av, n.s. being part of lot 171, map Wake-field, begins at division line between lot 171s and 178; Adolphus T Sicker to Hannah M Hughes, due March 31, 1904, Hannah M Hughes, due March 31, 1904, 6 per cent.

Bathgate av. es. 26 n 176th st; Mary C Jameson to the American Savings Bank, 3 yrs.

Classons and Wilkins Creek, plot contains 15 72-100 acres, also public road to Classons Point, lot 26, map Classons Point, contains 5 25-100 acres, also Classons Point road, w. s. being part lot 25, same map; contains 4 72-100 acres; Ella M Cable to Lesile C Ferguson, 1 yr, 6 per cent.

Intervale av. es. 90 s 167th st; Katle Carmin to Benjamin L Benson, 5 yrs.

16iat st, n. s. being w 3/2 lot 74, map North Meirose; Herman Heemsath to Emanuel Levy, due Jan 1, 1907, 6 per cent.

202d st, s. s. 73.9 w Briggs av; Ann Jackson to Gerirude Holto, demand.

7,000

Assignments of Mortgages. Garrett B Kip to Samuel Green and ano
Isaac Rothschild and ano to Ida Hirshbaum.
Louis Stohholz to Ida G Lyons
Adolf Mandel to The Jefferson Bank
The Baron de Hirsch Fund to The New York
Savings Bank.
Max Marx to Simon Sichel.
Lawyers' Title Insurance Co to Lawyers'
Mortgage Co.
Title Guarantee and Trust Co to Hudson
City Savings Institution.
Same to Malden Lane Savings Bank
Bond and Mortgage Guarantee Co to The
Bank for Savings.
Jennet M Miller et al. exers, to Louisa J Stone,
2 assignments.

2 assignments
Abraham Schwartz to Joseph Larchan.
George B Toblas to John J Bell
Frank Storrs, as trustee, to Thomas G Field,
as trustee
Jacob Lovy to Max Baron
Louis Lèse et al to Emanuel M Cline, 2 assignments ments
Charles S Henry to Leonard Lewisohn. On
Richard D Harlan and ano, trustees, to Title
Guarantee and Trust Co.
The Title Insurance Co to New York Mortgage and Security Co, 2 assignments.
Same to Metropolitan Trust Co.
Same to Daniel J O'Conor. 16,000

Mechanics' Liens. 74th st. 2 to 36 W: Robert M Thomas and ano vs Clark estate. 61st st. 106 W: Closter Shading Co vs Louis J Gallaher. 2d st. 56 and 57 W: Jacob Levin and ano vs Lob B R Isoland

John B Ireland. 51st st, 222 and 224 E; Patrick E Hartnett vs Adolph Hollander. Adolph Hollander 112th st. 306 and 308 W: Henry R Worthing-ton vs James H Cassidy 47th st. 157 and 159 W: William Forbes vs John A Picken.

Satisfied Mechanics' Liens. Broadway, 198; the H & S Co vs James A Campbell et al, Feb 5, 1994 15th st. 42 W; Arthur W Aldridge vs George Fuchs, Jan 2t, 1994 Fuchs, Jan 21, 1904.
Broadway, 198; litshop Gutta Percha Co vs.
Dennison Manufacturing Co, Feb 4, 1904.
187th st, s e cor Arthur av, 25x100; Gitiseppe
Gaetano or G Gaetano Zibelli vs. Fietro
Cinelli, Dec 10, 1903.
114th st, 10 and 12 F; Nathan Goldstein vs.
Charles Gartield, May 18, 1903.

Foreclosure Suits.

115th st, n e cor Manhattan av. 75x100; Berger Mfg Co vs Dennis J Menton Co et al. atty, R. W. Keene. Ryer av. w å, whole front between 184th st and Field pl: John C Eldt vs Hans Pohlmann et al; attys, Adams & H. 6ist at, s., 100.4 w Columbus av. 40x100.5; Howard E Morey vs Louis J Gallaher et al; atty, B. J. Kelly.

18th at, n s. 350 w 8th av. 24.10x92xirreg; Josephine E Carpenter et al, excrs. &c. vs John C Kluber et al; attys, W B & G F Chamberlin.

2d av. 2212: Farmers' Loan and Trust Co vs Jacob Oppenheimer et al; attys, Turner, R & H. Sronx River rd, e. s, whole front between Clinton av and Williard av; R Anna Purdy vs John A Knox et al; atty, W J Mulligan.

Building Loan Contracts.

Suffolk st, %5; Joseph L Buttenwieser loans
Max Weinstein \$12,000

Lis Pendens. Ferry st. 51. City of New York vs J Howard Wright; Franklin st. 175, same vs Charles S Welch as excr. &c; Ferry st. 36-38, same vs Charles A Schleren; Chrystle st. 31, same vs Hannah Wein-

CITY REAL PSTATE

Examines and Guar-THE TITLE **INSURANCE**

Real Estate on Sales and

CITY REAL ESTATE.

OF NEW YORK, 149 BROADWAY.

EDGAR J. LEVEY, President. CHARLES T. BARNEY. Vice-Presid's.

CYRIL H. BURDETT, Sec'y.
HENRY R. STEELE, Treas.
CHAUNCEY H. HUMPHREYS, Ass't Sec. Hon. ABRAHAM R. LAWRENCE, Counsel.

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Real Estate Titles

insured by this Company expeditiously and at reasonable cost. Its contract of insurance is broad and liberal, and absolutely protects the insured against loss by reason of taxes, assessments, defects and incumbrances and the expense of litigation.

CAPITAL and \$8,000,000

The Lawvers' Title Insurance Company of New York 87 Liberty St., Manhattan

William M. Cruikshank. Edward A. Cruikshank. Wm. Cruikshank's Sons REAL ESTATE,

38 Court St., Brooklyn.

WYMAN & CO., 22 William Street,

51 LIBERTY STREET.

HAVE ESTATE FUNDS TO LEND ON **Bond and Mortgage**

\$200,000 AT 4%. Choice properties only. Amounts to suit. FRANK W. McLAUGHLIN, 141 Broadway.

WE BUY, SELL RENT REAL ESTATE FOR YOU. WRITE, TELEPHONE OR CALL, WORTHINGTON SCOTT & CO., FLATIRON BUILDING. CHOICE LOTS, singly and in plots; improvement or speculation; low prices. SHARROT THOM, 115 BROADWAY, 3855 3D AV.

ALTERATIONS MADE without the expensive sub-contractor; tenements remodelled; unsafe build-ings strengthened. ARCHITECT, box 110 Sun office. PRIVATE HOUSE, above 14th, 20x90; fine condition; \$10,000; \$3,000 cash. DUROSS, 155 WEST

SIVE. DESIRABLE RESIDENCES—Washington Sq. to 2th st., inclusive, near 5th; \$21,000 up. FOLSOM BROTHERS, 835 BROADWAY.

ABOVE 14TH ST., 5TH AV. O NORTH

FROM BATTERY TO 14TH ST., INCLU-

Vacant Plot 11,684 Sq. Ft. \$38,000 A policy of title insurance by The Title GuarFull commission to hypothesis of the project of the first Co. will be furnished free of cost.

239-41 WEST 18TH STREET. WILLIAM J. ROOME.

CORNER 7TH AV., below 125th—150-feet frontage; fine apartment site. DUROSS, 155 WEST 14TH.

berg: Elm st. 28, same vs Roberta Tyler; Hudson st. 360, same vs Rector &c. of Trinity Church; Division st. 224-28, same vs John Schrier; Gouverneur lane. 2, same vs Adelaide P Stack; Crosby st. 129-31, same vs Leopoid Schlessinger; Monroe st. 88, same vs Samuel Shapiro; Lenox av, se cor 160th st. 160x160, same vs August Ruff; Sheriff st. 77, same vs Austrian Talmud Torah; Greene st. 265, same vs Pernando R Walker; Lafayette pl. 22-26, same vs Mary Goldenberg as excr. &c. West Broadway, 563, same vs James M Strong and ano; 3d st. 55-57 W, same vs J Montgomery Strong and ano; Hester st. 117, same vs Max Marx; Broadway alley, 5-9, same vs George F Geminder; 116th st. 543-58 E, same vs J da M Tucker; 50th st. 356-58 W, same vs John Unger; 3d av, 205-11, same vs Bernard G Amend; 106th st. s. s. 325 E, 1st av, 184x160, same vs Julia Tuska; 99th st. 137-41 W, same vs William E Walters; 112th st. ne cor Broadway, 100-11295, same vs George E Wilson; 8th st. 40 W, same vs Fernando R Walker; 16th st. 13 E, same vs Edward V B Lane; 88d st. 3 W, same vs Henry Tompkins; 22d st. 28 E, same vs Pacific Realty Co: 29 actions; violations of building law; atty, J J Delany.

32d st, 344 E, City of New York vs David Marks; 34th st. 303 E, same vs Stephen H Jackson; 39th st. 253 W, same vs Idas Silverstein; Ludlow st. 36, same vs Jacob L Lessner; 4th st. 228 W, same vs Peter Herter; 5th st. 326 E, same vs Wartin Engel; 3ist st. 421 W, same vs Martin Engel; 3ist st. 421 W, same vs Meta Saaiberg; James & Furman; Charles st. 6, same vs Catherine A F Casanova; Chrystie st, 50, same vs James W Furman; Charles st. 6, same vs Samuel F reedman and Anna vs Anna Mapelsden; James W Furman; Charles st. 6, same vs Catherine A F Casanova; Chrystie st, 50, same vs Gadington et al, partition; atty, D. B Simpson. 8th av, 2563, same vs Anna Mapelsden; Amsterdam av, 1748, same vs Martin Engel; 3ist vs. 421 W, same vs Anna Mapelsden; Amsterdam av, 1748, same vs Anna Mapelsden; Amsterdam av, 1748, same vs Anna Mapelsden; Amsterdam av, 1748, same vs Anna

Plans Filed for New Buildings

BOROUGH OF MANHATTAN.

11th st. 226-28 E: five story stable: Leon Tuchmann, 31s W. 42d st. owner; J H Knubel, same, architect; cost.

115th st. 315 W: one story shed; J Livingston, 387 Lexington av, owner; Henry Davidson, 240 W 20th st. architect; cost.

28th st. 4-8 E; twelve story and basement hotel: L George Forgotston, 216 W 124th st, owner; Augustus N Allen, 571 5th av, architect; cost.

Allen and Grand sts, s e cor; six story lofts and store; H Goluman and P Maltzman, 61 Canal st, owners; Bernstein & Bernstein, 72 Trinity pi, architects; cost. stein, 72 Trinity pt, architects; cost.

Borough of the Bronx.

Taylor st, w s. 155 n Columbus av; two and a half story dwelling and one story barn;

John DeSautis, 735 E 146th st, owner;

Moore & Landsledel, 3d av and 148th st, architects; cost.

West Farms rd and 176th st, se cor; one story office; P J Heaney, 770 Tremont av, owner and architect; cost.

[Items under \$1,000 omitted.]

Columbus av. 738-28: five story flat: Patrick
J McSherry, premises, owner: H A Koelble, 87 W 125th st, architect; cost.
Sid st, 27 W: four story dwelling; John W
Auchincloss, 28 W 48th st, owner; R B
Potter, 169 5th av, architect; cost.
Liberty st, 37-39; eight stories added to
five story office building; Lawyers' Title
Insurance Co, 37 Liberty st, owneer; C C
Haight, 482 5th av, architect; cost.
Sid st, n s, 100 e 7th av; ten story and basement storage warchiouse; Manhattan
Storage Co, premises, owner; B J Eldlitz, 395 Madison av, architect; cost.
7th st, 228 E; five story tenement and store;
Dr i Bleter, premises, owner; L C Maurer,
603 W 26th st, architect; cost.
Franklin st, 26-98; six story lofts and store;
J M Billings estate, Hadley, Mass, owner;
Emile W Granert, 10 W 22d st, architect;
cost.
M av. 2335: extension to three story dwellcost.

2d av. 2935; extension to three story dwelling and store: Elizabeth Meise, 59 Barker av and Charles Volimer, premises, owners; A F A Schmitt, 604 Courtlandt av, architect; cost.

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128 Broadway, Cor. Cedar.

IN KENSINGTON PARK, OCEAN PARKWAY, IN KENSINGTON PARK, OCEAN PARKWAY,
Brooking, large colonial house; 14 rooms, 3 baths;
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heating; newly decorated; ideal home; four minutes' walk to surface and L cars; thirty minutes
to New York side of Bridge; will sell furnished
if desired; also large stable and carriage room;
ground @x250. Inquire on the premises, MURRAY, Ocean Parkway and Avenue E, Brooklyn. RENTS, \$2,040: PRICE, \$23,000:-EASY TERMS; just off Prospect Park; new 4-story double bay window brick apartment house; steam heat; hot water: gas range; soanstone washtubs; nlekel plumbing; porcelain bathtub; tiled bathroom; finely decorated; handsome mirrors and grille; superior finish throughou; don't buy before investigating this. THOMAS ROSECRANS, 315 7th av., Brooklyn. I WANT AN OFFER FOR 62 FLATBUSH AV., near Livingston st.; 2-story brick store; lot 24 feet wide; being sold to divide an estate, must be sold for eash; THIS PROPERTY IS BOUND TO INCREASE IN VALUE. T. J. Murphy. 665 Flatbush Av., Brooklyn.

BARGAIN—Two-story and basement brick house, 4th and 5th avs., 34,700; worth \$5,500; brownstone from \$6,500 to \$7,000; frame houses from \$2,200 to \$4,000; casy terms; open evenings and Sundays, NEW YORK REAL ESTATE CO., 5th av. and 52d

FOR SALE ON EASY TERMS-House, 1147 and 1149 Breadway, 30x90; and adjoining property, 643 Kosciusko st., 26.6x28.9. For particulars apply to WM. ZECHIEL, 99 Broadway, Brooklyn. TWENTY PER CENT. ON INVESTMENT

BELOW COST.

Fine house and barn, all improvements, in Flatbush; lot 50x218 feet; price \$3,500. JOHN C. GILES, Jr., 1628 Flatbush av. near Avenue H. Brooklyn. FOR SALE—Three-story brownstone house, 523 3d st., near 8th av \$13,500, including carpets; seen Sunday or evenings. BURRIL BROTH-ERS, 7th av. corner 2d st. Brooklyn. 131 WINTHROP ST., FLATBUSH — New two-story, attle and cellar detached frame house; 8 rooms and bath; decorated; \$6,750. T. J. MUR-PHY, 665 Flatbush av., Brooklyn. 3 THREE-STORY DOUBLE BRICK HOUSES, all improvements; rents, \$1,200 each. CHARLES BUERMANN & CO., 507 Grand st., New York. 2-FAMILY BRICK HOUSES, new, \$4,300; latest improvements; easy terms. CLAUS DOSCHER, City Line train, Van Sicien av. station. HOUSES-351 20th; \$2,300; worth \$3,300. 278 Bel-nont, \$2,500; worth \$3,800. STEWART, 32 Rogers

REAL ESTATE-OUT OF THE CITY. WESTCHESTER COUNTY-SALE OR RENT.

GENTLEMAN'S COUNTRY RESIDENCE for sale; fluest corner restricted Chester Hill, Mount Vernon, N. Y., house 14 rooms and bath; all improvements; fine stable; lot 137x115 feet.

OWNER, BOX 12, MT. VERNON, N. Y.

FRAME MANSION, Jersey City Heights—Large plot; choice surroundings; best of Bergen section; 9 rooms, besides bath, toliet, laundry, butler's pantry, atte, cold storage, cellar, numerous closets, etc.; all improvements; gas and electric lighting; handsome finish and decorations; price, \$7,100; terms to suit. CONDICT, 15 Exchange place, Jersey City. LONG BRANCH—Ocean av.; large, handsome residence; stable, carriage house; price, \$13,500. Also restricted residential plot, South Beach, av., \$0,250.

FOLSOM BROTHERS, 835 BROADWAY. REAL ESTATE WANTED.

A.-A.-WANTED - Flats, tenements or apartment houses for sale; cash buyers waiting. SONNABEND & GROMER, 258 West 118th st. A.—A.—Owners, Attention!—We make a specialty of leasing tenements and apartment houses. SON NABEND & GROMER, 256 West 116th st.

DWELLING HOUSES TO LET. HOUSES, turnished and unfurnished, in desirable locations; rents, \$1,000 to \$12,000.
FOLSOM BROTHERS, 835 BROADWAY.

COOKING SCHOOL Cooking taught in all its branches, French and American, at Mrs. L. SEELY'S Employment Bureau 19 East 32d st. School open from 9 to 6. CHAMBERMAID AND MAID WANTED for Ridgewood, New Jersey; Swede preferred; wages, \$25; references required. Mrs. L. SEELY, 19 East 32d st. COOK for Rochester; small family; wages, \$30; must be a good cook, well recommended.

Mrs. L. SEELY, 19 East 32d st.

FIRST-CLASS WAITRESS WANTED for Irv-ington, N. Y.; wages, \$25; best references re-quired. Mrs. L. SEELY, 19 East 32d st.

FIRST-CLASS WAITRESS for Morristown, New Jersey; three in family; wages, \$25; good references. Mrs. L. SEELY, 19 East \$2d st. LAUNDRESS to do shirts, collars and cuffs; for Tuxedo: wages, \$22; satisfactory reference required. Mrs. L. SEELY, 19 East 32d st. PRIVATE FAMILY LAUNDRY; all hand work; open-air drying; one hour from New York on New Haven Road. Particulars.

Mrs. L. SEELY, 19 East 32d st. WAITRESS WANTED for Morristown, New Jersey; perfor maid kept; wages, \$25; good reference required. Mrs. L. SEELY, 19 East 32d at. WANTED-A woman to assist as vegetable cook in restaurant work. Apply 4 Fulton st.

HELP WANTED-MALES. BOOKBINDER - Expert finisher, A. C. C. Com-GARDENER—General working, married, ilmit two young children; good references, sober, under 45; applicant with any objectionable habits dis-charged promptity; desirable, new place, White Plains. Write only ATLAS COMPANY, 18 Broad-

SITUATIONS WANTED-FEMALES. STENOGRAPHER—A young lady wishes to identify herself with responsible firm as a beginner with a prospect for advancement. Address YOUNG, box 403 Sun office.

SITUATIONS WANTED-MALES. COLLEGE MAN, law graduate, with two years' sperience; French scholar; stenographer; position with change for advancement with business firm, or as private secretary; would go abroad 158 Noble st., Brooklyn.

STEAM, GAS, HOT-WATER FITTER; practical, sober, reliable; city, country. WILLIAM, 223 West 4th st. YOUNG MAN, 30 years of age, having had fifteen years' experience in wholesale house, seeks position in a similar capacity. L. S. R., 26 St. John's Place, Brooklyn.

YOUNG MAN (35) desires a position of trust, where reliability and integrity will be recognized.

J. M., box 146 Sun office.

COPARTNERSHIP NOTICES.

HAMBURGER BROTHERS & CO. State of New York, County of New York, Borough of Manhattan. City of New York, and City of New York, State of New York.

HERST:—That the name or firm under which FIRST:—That the name or firm under New York.

years, pursuant to the laws of the State of New York.

FIRST:—That the name or firm under which such renewal partnership is to be continued is Hamburger Brothers & Co., as heretofore, and the County wherein the principal place of business is located is the County of New York, Borough of Manhattan, City of New York and State of New York as heretofore.

SECOND:—That the general nature of the business intended to be transacted by such copartnership is the purchase and sale of leaf tobacco.

THIRD:—That the names of all the general and speckal bartners intenseted in the sale renewed partnership, and their respective places of residence, are as follows:

Solomon Hamburger, residing at Number 5 West 120th Street, in the Borough of Manhattan, City of New York, County of New York and State of New York;

Benjamin Hamburger, residing at Number 5 West York:

Benjamin Hamburger, residing at Number 5 West
120th Street, in the Borough of Manhattan, City of New York, County of New York and State of New York.

New York. County of New York and State of New York.

Are the general partners; and

Moritz Hilder, residing at 1261 Madison Avenue, northeast corner of Ninetteth Street, in the Borough at Manhattan, City of New York, County of New York and State of New York, is the special partner. All of the said persons are of full age.

FOURTH:—That the amount of capital which said Moritz Hilder, special partner, contributed to the common stock in cash at the time of the dyrmation of the said limited partnership, was the sum of twenty-five thousand dollars, and that no part of the capital so contributed has been withdrawn by the said special partner.

FIFTH:—That the period at which the renewal of the said copartnership is to commence is the first day of January, nineteen hundred and four, and the period at which it is to terminate is the thirty-first day of December, nineteen bundred and siz.

Dated, at the Borough of Manhattan in the City of New York, this sist day of December, (SEAL)

BENJAMIN HAMBURGER. (SEAL)

MORITZ HILDER

State of New York,
County of New York.

BENJAMIN HAMBURGER. SEAL.

State of New York,
Oounty of New York,
Borough of Manhattan,
City of New York, ss:
On this 31st day of December, 1908, before me
personally appeared Solomon Hamburger, Benjamin Hamburger and Moritz Hilder, to me known
and known to me to be the individuals mentioned
and described in, and who executed the foregoing
instrument, and who to me severally duly acknowledged that they executed the same,
Wm. R. ROSE, Notary Public, N. Y. Oo
State of New York,
Oounty of New York,
Borough of Manhattan,
City of New York, ss:
SOLOMON HAMBURGER, being duly sworn,
says: That he is one of the general partners named
in the foregoing certificate; that the sum specified
in the said certificate to have been contributed
to the common stock by the special partner therein
named, to wit. the sum of twenty-five thousand
dollars, was actually and in good faith fully paid in
cash to the common stock by the said special partner, Moritz Hilder, at the time when the said limited
copartnership was formed, and that no part of the
capital so contributed has been withdrawn by the
said special partner.

SOLOMON HAMBURGER.
Sworn to before me, this 31st day of December
1903. WM. R. ROSE, Notary Public, N. Y. Co.

WE, the undersigned, do hereby certify, pur-

WE, the undersigned, do hereby certify, pursuant to Chapter 51 of the General Laws of the State of New York,

(1) That we have elected to extend the term of a limited partnership formed by a certificate filed in the office of the Clerk of the County of New York, on January 4, 1898, and heretofore extended by two certain certificates filed in the sald Clerk's office on December 30, 1899, and on December 30, 1891, and on December 30

1901, respectively;

(2) That such partnership is to be continued and conducted under the firm name of H. BAUEN-DAHL AND COMPANY, and that its principal place of business is located in the County of New York; York:

(3) That the general nature of the business intended to be transacted is that of a general dry goods, commission, domestic and importing business:

ness:

(4) That Alfred Roelker, residing at No. 53 West 47th street in the Borough of Manhattan, City of New York, and Anthony Drexel Holmes, residing at No. 203 West 70th street, in the said Borough and City, both of full age, are the only general partners interested therein, and that Marie Wachs, residing at Karlsruhe, Germany; Thekla Kerler, residing at Karlsruhe, Germany, and Ferdinand Koch, residing at Cologne, Germany, all of full age, are the only special partners, (5) That each special partner has contributed Fifty Thousand Dollars (\$50,000) to the common stock; stock;
(6) That the said partnership, which began on January 1, 1898, and would expire December 31, 1903, is extended and continued from the last named day to December 31, 1908.

NEW YORK, October 8, 1903.

ALFRED ROELKER,
ANTHONY DREXEL HOLMES,
MARIA WACHS,
THEKLA KERLER,
FERDINAND KOCH.

LEGAL NOTICES.

NEW YORK SUPREME COURT, COUNTY OF NEW YORK—Luther Kountze, as surviving executor of and trustee under the Last Will and Testament of Montagnie Ward, deceased, plaintiff, against Helen W. Brown and others, defendants.

In pursuance of a judgment of foreclosure and sale duly made and entered in the above-entitled action, and bearing date the 28th day of August, 1903, I, the undersigned, the referee in said judgment named, will sell at public auction at the New York Real Estate Salesroom, No. 181 Broadway, in the Borough of Manhattan, City of New York, when hamed, will sell at public auction at the New York Real Estate Salesroom, No. 161 Broadway, in the Borough of Manhattan, City of New York on the 19th day of February, 1904, at 12 o'clock noon on that day, by Bryan L. Kennelly, auctioner, the premises directed by said judgment to be sold and therein described as follows:

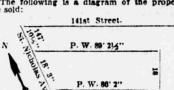
All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the Borough of Manhattan, City and County of New York, bounded and described as follows:

Beginning at a point on the Easterly side of St. Nicholas Avenue, distant one hundred and forty-seven feet and ten and one-half inches (147 ft. 104 in.) Southerly from the corner formed by the intersection of the Southerly side of One hundred and forty-first Street, with the Easterly side of St. Nicholas Avenue; running thence Easterly parallel or nearly so with said One hundred and forty-first Street, and part of the distance through and at right angles to said One hundred and forty-first Street, eighteen feet (18 ft.): thence Westerly again parallel or nearly so with One hundred and forty-first Street, eighteen feet (18 ft.): thence Westerly again parallel or nearly so with One hundred and forty-first Street, eighteen feet (18 ft.): thence Westerly again parallel or nearly so with One hundred and forty-first Street, eighteen feet (18 ft.): thence Westerly again parallel or nearly so with One hundred and forty-first Street, eighteen feet (18 ft.): thence Westerly again parallel or nearly so the said Easterly side of St. Nicholas Avenue, and thence Northerly along the same eighteen feet and three inches (18 ft. 3 in.) to the point or place of beginning. Being the premises known by the Street number 606 St. Nicholas Avenue.

BUWARD R. FINCH, Referee.

GEORGE W. VAN SLYCK, Attorner for Haintiff, No. 120 Broadway, Borough of Manhattas, City of New York.

The following is a diagram of the property to be sold:



The approximate amount of the lien or charge to satisfy which the above-described property is to be sold is \$18,369.17, with interest thereon from the 15th day of August, 1903, upon account of which amount \$256.62 has been paid, together with costs and allowances amounting to the sum of \$801.00, together with interest thereon from August 28, 1903, together with the expenses of the sale. The approximate amount of the taxes, assessments and water rates or other liens which are to be allowed to the purchaser out of the purchase price or paid by the referee, is \$433.99 and interest.

Dated New York, January 25, 1904.

EDWARD R. FINCH. Referee. SUPREME COURT, COUNTY OF RICHMOND LOUIS ADLER, Plaintiff

Plaintiff

V.S.

STATEN ISLAND MIDLAND RAILROAD COMPANY, Defendant.

TO THE CREDITORS OF THE STATEN ISLAND

MIDLAND RAILROAD COMPANY:

Pursuant to an order of the Supreme Court of the
State of New York, granted at a Special Term
thereof, held in and for the County of Kings, and
made in the above entitled action on the 17th day of
November, 1903, which order was on the same day
duly entered and filed in the office of the Clerk of
the County of Hichmond, notice is hereby given to
all persons having claims against the Staten Island
Midland Railroad Company that they are required
to exhibit and prove such claims against the said
Company to and before Charles L. Spler and Eugene
B. Howell, the permanent receivers of the said
company, at the office of Hoadly, Lauterbach &
Johnson, No. 22 William Street Borough of Manhattan, City of New York, the place where the said
receivers transact their business as such receivers,
on or before May 30th, 1904. This notice is given

Dated, November 17th, 1908.
CHARLES L. SPIER,
EUGENE B. HOWELL,
Permanen: Receivers of the Staten
Island Midland Railroad Company.
Attorneys for Receivers,
No. 22 William Street.
Beauth of Manhattan

Borough of Manhattan. City of New York. TO LET FOR BUSINESS PURPOSES. STORES, lofts, buildings, offices; exceptionally ne list; this and other desirable locations.

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Upright, taken in trade.
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A few very desirable flats to let; all improvements; the best of service; price. \$42.50 to \$55 per month. Apply to janitor, 285 Sterling place, Brooklyn; telephone 541 Prospect, or the CORD MEYER CO., 62 William st., New York. Telephone, 1961 John.

PRIVATE HOUSE, Edgecombe av.; fine condi-tion; price, \$12,500; \$2,500 required. DUROSS. 155 WEST 14TH.

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